177.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,500 / 630,500
					USE VALUE:	630,500 / 630,500
					ASSESSED:	630,500 / 630,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANZA DAVID SR / TRUSTEE
Owner 2:	77 AVOLA STREET REALTY TRUST
Owner 3:	
Street 1:	77 AVOLA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PANZA DAVID P -
Owner 2:	-
Street 1:	77 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,582 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1487 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7582.000	176,700	600	453,200	630,500
Total Card	0.174	176,700	600	453,200	630,500
Total Parcel	0.174	176,700	600	453,200	630,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.95 | /Parcel: 423.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 119240

GIS Ref

GIS Ref

Insp Date 09/08/18

PREVIOUS ASSESSMENT

Parcel ID 177.0-0001-0001.A

!13851!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,700	600	7,582.	453,200	630,500	630,500	Year End Roll	12/18/2019
2019	101	FV	164,200	600	7,582.	446,700	611,500	611,500	Year End Roll	1/3/2019
2018	101	FV	164,200	600	7,582.	343,200	508,000	508,000	Year End Roll	12/20/2017
2017	101	FV	164,200	600	7,582.	323,700	488,500	488,500	Year End Roll	1/3/2017
2016	101	FV	164,200	600	7,582.	297,800	462,600	462,600	Year End	1/4/2016
2015	101	FV	163,300	600	7,582.	278,400	442,300	442,300	Year End Roll	12/11/2014
2014	101	FV	163,300	600	7,582.	256,400	420,300	420,300	Year End Roll	12/16/2013
2013	101	FV	163,300	600	7,582.	256,400	420,300	420,300		12/13/2012

PRINT

Date	Time
12/11/20	03:44:48

LAST REV

Date	Time
11/22/19	09:21:18

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANZA DAVID P,	73544-589	1	10/29/2019	Convenience	1	No	No		
	12003-361		5/13/1971		15,000	No	No		N

USER DEFINED

Prior Id # 1:	119240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	345	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7582		Sq. Ft.	Site		0	70.	0.85	6									453,220						453,200	

Total AC/HA: 0.17406 | Total SF/SM: 7582 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,220 | Spl Credit | Total: 453,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	127.475
Other Features:	62350
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256131
Depreciation:	79401
Depreciated Total:	176731

COMMENTS

643-1301. OF=SHOWER STALL & TOILET ONLY IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.48
Special Features:	0	Val/Su Net:	77.23
Final Total:	176700	Val/Su SzAd	154.46

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	41.910	47,950
FFL	First Floor	1,144	127.480	145,832

Net Sketched Area:	2,288		Total:	193,782	
Size Ad	1144	Gross Are	2288	FinArea	1487

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	1960	3.55	T	40.8	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600